

**SELVAAG US**

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MEMORANDUM

DATE: December 20, 2005

TO: Ryan Kuchenig
Sunnyvale Planning Department

FROM: Jack May

RE: 1165-1175 E. Arques, Sunnyvale
Planning Submittal for Self-Storage 3rd Floor Addition
APN 205-24-01

Attached is our submittal for adding a third story to the self-storage project at the above referenced address which was approved last spring. I have not included those items which have not changed from our original submittal. Let me know if you still need those documents. Following are the requested documents for this submittal:

1. A copy of the updated Application with additional comments below
 2. Site rendering
 3. Color board
 4. Project Data Table
 5. NPDES Permit Data Form – (*Same as was submitted before*)
 6. 10 full size copies of site plan, landscape plan, and elevations.
 7. 2 Reductions
 8. Legal Description (Title Report) – (*Same as was submitted before*)
 9. Tree Survey and Protection Plan – (*Same as was submitted before*)
 10. Impervious Surface Data Form – (*Same as was submitted before*)
 11. By email the Work Plan for Well Destruction and Installation – (*Same as was submitted before*)
- A. **REMEDIATION** – During the final stages of the demolition in June, we encountered a transformer that AMD had installed. Unfortunately they never reported so no one had it on their records for 20 years. Unfortunately as we began to remove it toxics spilled and contaminated the site just as AMD did years ago. We are working with all of the regulatory agencies to clean up this spill. We are in the final stages of testing and cleaning the was table. Under the current workplan approved by the Water Board we should be complete by April 1st. We have done everything possible to make sure there has been no significant negative impact on the daycare center next



door. At the time AMD will enter the site to complete their remaining clean-up efforts. Their effort should take 60 days to complete as their plan has already been approved.

The site is currently clear of all buildings.

- B. **SITE USE** - The site has been abandoned since 1991. There is a significant over supply of R&D buildings in this market. Thus no bank will finance nor are there tenants interested in an office or R&D building. Thus a high quality self-storage project is being proposed. The site will have a resident manager living on site (on the second floor of the office) to insure 24 hour supervision.
- C. **JUSTIFICATION** – After getting our approvals we noted that the market for self-storage has continued to improve. The cost of steel has risen as have our costs for cleaning the site. We then noted that since we have to put in elevators for two stories, adding another story does not add significant costs to the elevators. Customers don't see a difference between two or three stories. We spoke with the neighbors and none of them were critical of the idea since all of the buildings are interior to the site. The third floor will have little or no impact on site management or performance given the nature of self-storage users. Thus we are asking permission to add the third floor.
- D. **ART** - This increase square footage will fortunately add resources to our art proposal. We will work with the Arts Council to determine the best means of augmenting our existing art program. We anticipate three elements to the art program:
 1. Daycare Art Element– On the wall directly in front of the entry to the Daycare Center we will place an Art Panel which will highlight their entry area.
 2. Street Art Gallery – On the perimeter wall facing Arques will be 3 segments of the wall which will be lighted and provide a canvas for art. These are highlighted on the site plan. We have narrowed the concept down to environment items people collect, to play off of the self-storage notion for most people. We will our final proposal ready for the art council shortly.
 3. Elevated Art Elements – The third floor adds another “palette” for art. The third floor panels on either side of the office will provide a presentation area for art to the drive-by public and our neighbors.

The art in all three of these elements will have a common theme.

- E. **DESIGN** – We have chosen a design which we hope is refreshing, to compensate for the many tired looking old-design storage projects in the area. By having a third story element in the center buildings, we can accommodate heated units and reduce the impact of three stories on our immediate neighbors. The office will also have a stronger retail component and look. This will liven the street level frontage to make the transition off of Lawrence more gradual.



F. **TREES** – All of the magnolias will be maintained on Arques. We will work with the City to look at the pines at the SW corner of the property. There have been some discussions that these pines may be disease prone.

G. **ENVIRONMENTAL IMPACT** – The impact from the proposed use will be significantly less than the current use when the building was occupied. With only 2 employees traffic counts will be much less. In addition much of the traffic will take place on weekends and evenings when the daycare center is less used and surrounding traffic is minimal. Noise will be much less than the existing remediation system. Through the management policies no potential hazardous substances will be allowed on the property which will insure the site is clear into the future.

Please let me know if you need any additional information.

Best.